

CONNECTICUT GENERAL ASSEMBLY
Thursday, March 13, 2014

TESTIMONY OF Hakki Cinel
TO THE INSURANCE AND REAL ESTATE COMMITTEE
ON PROPOSED Senate BILL 393, "AN ACT CONCERNING CONDOMINIUM
ASSOCIATION LEASING RESTRICTIONS"

I currently serve as the General Manager of Lakeridge Association Community in Torrington, CT which is the member of the chapter of the Community Associations Institute (CAI-CT). Lakeridge Association is a year – around community with 474 units in 235 private acres. Our members/ residents vary 1000 to 2000 depending on the season and they are the mixture of retired, mid-age and/or young families.

I am submitting testimony to present my insights about how the proposed bill will affect our community.

I oppose SB 393.

Currently, the rentals at Lakeridge are no more than 10% so it hasn't been very problematic. However, having too many rentals and tenants might create serious problems for the association such as:

- 1- Renters typically are not as concerned about maintaining the units and the common areas;
- 2- They wouldn't care much about the rules and the regulations in order to maintain a harmony throughout the community;
- 3- They wouldn't have the same goals to achieve as the unit owners;
- 4- They wouldn't get involved in community effort for improvements;
- 5- This would have a negative impact on the property values and the marketing effort of the community; and
- 6- A higher percentage of renters places more of a burden on the management to meet the expectation of the unit owners.

Another key issues concerns the amendment of documents in order to provide for lease restrictions post Jan. 1, 2015. Given that it takes a vote of 80% of the owners to amend the declaration, this is a near impossible feat to accomplish. It is also a very expensive process and would put an unfair financial burden on many associations which are already struggling. Furthermore,

- 1- Each community association is unique and their needs are different; and
- 2- A community should have a freedom of doing or not doing certain things. That is why we have rules and regulations which are totally controlled by the board and the community. This allows the community to make adjustments as the needs of the community changes.

Thank you for your consideration.

Respectfully submitted,

Hakki Cinel/Lakeridge Association Manager

PCAM, RPA, LEED AP BD+C / Building Analyst and Envelop Professional